

PROPOSED DEVELOPMENT CONDITIONS

SE 2014-SU-016

November 17, 2014

If it is the intent of the Board of Supervisors to approve SE 2014-SU-016, located at 13506 Ridge Rock Drive, Tax Map 44-4((2))-193, for a home child-care facility for up to 12 children and up to two assistants, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any permit submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat, consisting of an annotated copy, dated April 25, 2014, of a House Location Survey prepared by Brian W. Smith and dated August 8, 2008, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of these special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Operation of the home child-care facility shall be limited to between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday.
6. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
7. A maximum of two non-resident employees, whether paid or not for their services, may be involved in the home child-care facility, with hours of attendance limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.
8. The dwelling that contains the home child-care facility shall be the primary residence of the provider.
9. Arrival and departure of children shall be staggered to ensure that adequate parking spaces are available to accommodate the drop-off/pick-up of children without obstructing traffic on the neighborhood streets.

10. There shall be no signage associated with the home child-care facility.
11. The existing two-car garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care.
12. Approval of this use is contingent upon maintenance of a state license for the Home Child Care for 12 children.
13. All pick-up and drop-off of children shall take place in the driveway.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.